JEREMIAH TINNAN SURVEY
A — 45
ROBERTSON COUNTY, TEXAS

Senator Ranch
called 1922.801 acres
405/559

Senator Ranch
called 1922.801 acres
405/559

191.14 Acre Tract

Being out of that certain called 286.343
acre tract of land
to
John H. Meadors and Janice Meadors as
Trustees of the John H. Meadors and
Janice Meadors Revocable Living Trust
Volume 1062, Page 723
O.R.R.C.

high voltage transmission line

John H. Meadors and Janice Meadors as
Trustees of the John H. Meadors and
Janice Meadors Revocable Living Trust
called 286.343 acres
1062/723

OLD SPANISH ROAD

S 65°23'16" W   934.81'
S 58°58'32" W   1393.92'
N 35°31'20" W   794.66'
N 45°19'16" W   804.53'
N 22°23'28" W   563.56'
N 56°50'37" E   553.74'
N 55°46'30" E   402.12'
N 57°36'02" E   311.25'
N 59°39'17" E   376.28'
N 76°46'43" E   509.74'
N 78°00'26" E   500.66'
S 34°55'38" E   576.59'

ROBERTSON COUNTY
BRAZOS COUNTY

P.O.B.
Set 1/2" I.R.
w/ pink cap

SCALE		
0	400	800

LINE	BEARING	DISTANCE
L1	N 31°04'58" W	16.12'
L2	N 19°14'34" W	116.38'
L3	N 58°45'40" E	111.89'
L4	N 34°30'06" W	89.45'
L5	N 64°46'49" E	152.33'
L6	N 65°17'03" E	213.29'
L7	N 74°07'55" E	170.30'
L8	N 77°39'44" E	36.70'
L9	N 87°09'07" E	276.65'
L10	N 82°32'43" E	182.28'
L11	N 45°58'00" E	213.04'
L12	S 09°49'51" W	109.35'
L13	S 03°26'02" E	196.78'
L14	S 37°48'22" E	136.80'
L15	S 44°33'30" E	89.08'
L16	S 15°02'27" E	29.46'
L17	S 02°21'36" W	69.96'
L18	S 10°45'53" E	230.24'
L19	S 28°23'46" W	54.62'
L20	S 04°05'15" W	56.91'
L21	S 13°29'14" W	105.93'
L22	S 00°14'29" W	103.25'
L23	S 43°28'29" W	68.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	319.50'	2856.36'	6°24'32"	S 62°11'00" W	319.33'

BOUNDARY SURVEY

BEING A 191.14 ACRE TRACT OF LAND OUT OF THE J. TINNEN
SURVEY, A-45, ROBERTSON COUNTY, TEXAS.

SURVEYED FOR: CIERVO RANCH LLC

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify
that this survey was made on December 10, 2013 on the ground of the
property, legally described hereon, and is correct; and that there are no
discrepancies, conflicts, shortages in area, boundary line conflicts,
encroachments at ground level, overlapping of improvements, easements, or
apparent rights of way, except as shown hereon, and said property has
access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State
Plane Coordinate System, Texas South Zone, Nad 1983.

A portion of this property lies withing the Navasota River flood plane Zone A
as shown on F.I.R.M. Panel No. 48395C0500C

Tyler Tumlinson, R.P.L.S. No 6410   December 10, 2013

STATE OF TEXAS
REGISTERED
TYLER TUMLINSON
6410
PROFESSIONAL
LAND SURVEYOR

TUMLINSON
LAND SURVEYING
2114 County Road 219
Cameron, Texas 76520
(254) 931-6707

LEGAL DESCRIPTION
Surveyed for: CIERVO RANCH LLC

191.14 ACRE TRACT
Jeremiah Tinnan Survey
A-45
Robertson County, Texas

Being a 191.14 acre tract of land out of the Jeremiah Tinnan Survey, Abstract No. 45, Robertson County, Texas, and being out of that certain called 286.343 acre tract described in a deed to John H. Meadors and Janice Meadors as Trustees of the John H. Meadors and Janice Meadors Revocable Living Trust, recorded in Volume 1062, Page 723 of the Official Records of Robertson County, Texas;

BEGINNING at a 1/2 inch iron rod with pink cap set in the south line of the above mentioned 286.343 acre tract, located on the north line of Old Spanish Road for the southwest corner of this;

THENCE departing said road across said 286.343 acre tract and generally along a fence line the following courses and distances:

> N 36°31'20" W a distance of 794.68 feet to a 60d nail set in the base of a 16 inch post oak tree for an angle point of this;
> N 46°19'16" W a distance of 804.53 feet to a 60d nail set in the base of a 18 inch post oak tree for an angle point of this;
> N 31°04'58" W a distance of 16.12 feet to a 60d nail set in the base of a 18 inch post oak tree for an angle point of this;
> N 19°14'34" W a distance of 116.38 feet to a 60d nail set in the base of a 24 inch post oak tree for an angle point of this;
> N 22°23'28" W a distance of 563.56 feet to a 1/2 inch iron rod with pink cap set at a corner post located on the north line of said 286.343 acre tract, being the south line of that certain called 1922.801 acre tract to Senator Ranch, (405/559), for the northwest corner of this;

THENCE along the north line of said 286.343 acre tract, common boundary with said 1922.801 acre tract, and along a fence line the following courses and distances:

> N 58°45'40" E a distance of 111.89 feet to a 1/2 inch iron rod found at a corner post for an interior corner of this;
> N 34°30'06" W a distance of 89.45 feet to a 1/2 inch iron rod set at a fence corner for an exterior corner of this;
> N 56°50'37" E a distance of 553.74 feet to a 60d nail set in the base of a 28 inch post oak tree for an angle point of this;
> N 56°46'30" E a distance of 402.12 feet to a 60d nail set in the base of a 18 inch post oak tree for an angle point of this;
> N 57°36'02" E a distance of 311.25 feet to a 60d nail set in the base of a 16 inch post oak tree for an angle point of this;
> N 59°39'17" E a distance of 376.28 feet to a 60d nail set in the base of a 14 inch post oak tree for an angle point of this;
> N 64°46'49" E a distance of 152.33 feet to a 60d nail set in the base of a 18 inch post oak tree for an angle point of this;
> N 65°17'03" E a distance of 213.29 feet to a 60d nail set in the base of a 20 inch post oak tree for an angle point of this;
> N 74°07'55" E a distance of 170.30 feet to a 60d nail set in the base of a 6 inch water oak tree for an angle point of this;
> N 76°46'43" E a distance of 509.74 feet to a 60d nail set in the base of a 24 inch post oak tree for an angle point of this;
> N 77°39'44" E a distance of 36.70 feet to a 60d nail set in the base of a 22 inch post oak tree for an angle point of this;

N 78°00'26" E a distance of 500.66 feet to a 60d nail set in the base of a 6 inch elm tree for an angle point of this;

N 87°09'07" E a distance of 276.65 feet to a 60d nail set in the base of a 20 inch oak stump for an angle point of this;

N 82°32'43" E a distance of 182.28 feet to a 1/2 inch iron rod set at a corner post for an angle point of this;

N 45°58'00" E a distance of 212.04 feet to a 1/2 inch iron rod set at a corner post at the northeast corner of said 286.343 acre tract, for the northeast corner of this;

THENCE along the east line of said 286.343 acre tract, common boundary with said 1922.801 acre tract, and along a fence line the following courses and distances:

S 34°35'38" E a distance of 576.58 feet to a 60d nail set in the base of a 18 inch post oak tree for an angle point of this;

S 09°49'51" W a distance of 109.35 feet to a 60d nail found in a 8 inch elm tree for an angle point of this;

S 03°26'02" E a distance of 196.78 feet to a 60d nail set in the base of a 10 inch elm tree for an angle point of this;

S 37°48'22" E a distance of 136.80 feet to a 60d nail set in the base of a 24 inch dead oak tree for an angle point of this;

S 44°33'30" E a distance of 89.08 feet to a 60d nail set in the base of a 4 inch dead oak tree for an angle point of this;

S 15°02'27" E a distance of 29.46 feet to a t-post found for an angle point of this;

S 02°21'36" W a distance of 69.96 feet to a 60d nail set in the base of a 18 inch twin post oak tree for an angle point of this;

S 12°39'39" W a distance of 340.88 feet to a 60d nail set in the base of a 8 inch water oak tree for an angle point of this;

S 10°45'53" E a distance of 230.24 feet to a 60d nail set in the base of a 24 inch pecan tree for an angle point of this;

S 28°23'46" W a distance of 54.62 feet to a 60d nail set in the base of a 48 inch post oak tree for an angle point of this;

S 04°05'15" W a distance of 56.91 feet to a 60d nail set in the base of a 20 inch twin post oak tree for an angle point of this;

S 13°29'14" W a distance of 105.93 feet to a 60d nail set in the base of a 24 inch dead oak tree for an angle point of this;

S 46°38'27" W a distance of 349.60 feet to a 60d nail set in the base of a 36 inch post oak tree for an angle point of this;

S 00°14'29" W a distance of 103.25 feet to a 1/2 inch iron rod with pink cap set at the base of a 14 inch post oak tree found at the southeast corner of said 286.343 acre tract, same being a southwesterly corner of said 1922.801 acre tract, located on the north line of Old Spanish Road for the southwest corner of this;

THENCE along the south line of said 286.343 acre tract, common boundary with said road, and along a fence line the following courses and distances:

S 43°28'29" W a distance of 68.92 feet to a 12 inch elm tree for an angle point of this;

S 65°23'16" W a distance of 934.81 feet to a 1/2 inch iron rod with pink cap set for an angle point of this;

With a curve to the left having a radius of 2856.36 feet, an arc length of 319.50 feet, a chord bearing of S 62°11'00" W, and a chord length of 319.33 feet to a 1/2 inch iron rod with pink cap set for an angle point of this;

and S 58°58'32" W a distance of 1393.92 feet to the **POINT OF BEGINNING**, in all containing **191.14** acres of land.

This survey was conducted using Global Positioning System (GPS) data, therefore all bearings are based off of True North.

A portion of this property is lies within the Navasota River flood plane Zone A as shown on F.I.R. M. Panel No. 48395C0500C

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

December 10, 2013

Tyler Tumlinson
RPLS No. 6410

00128-CIE